

WATER IMPROVEMENTS

NUD SERVICE AREA. ENGINEERING PLANS ARE APPROVED FOR WATER MAIN TO PLAT

Fire sprinklers required all lots due to access

SANITARY SEWER IMPROVEMENTS

NUD SERVICE AREA. ENGINEERING PLANS ARE APPROVED FOR SEWER MAIN TO PLAT, SUMMER 2015.

STORM IMPROVEMENTS

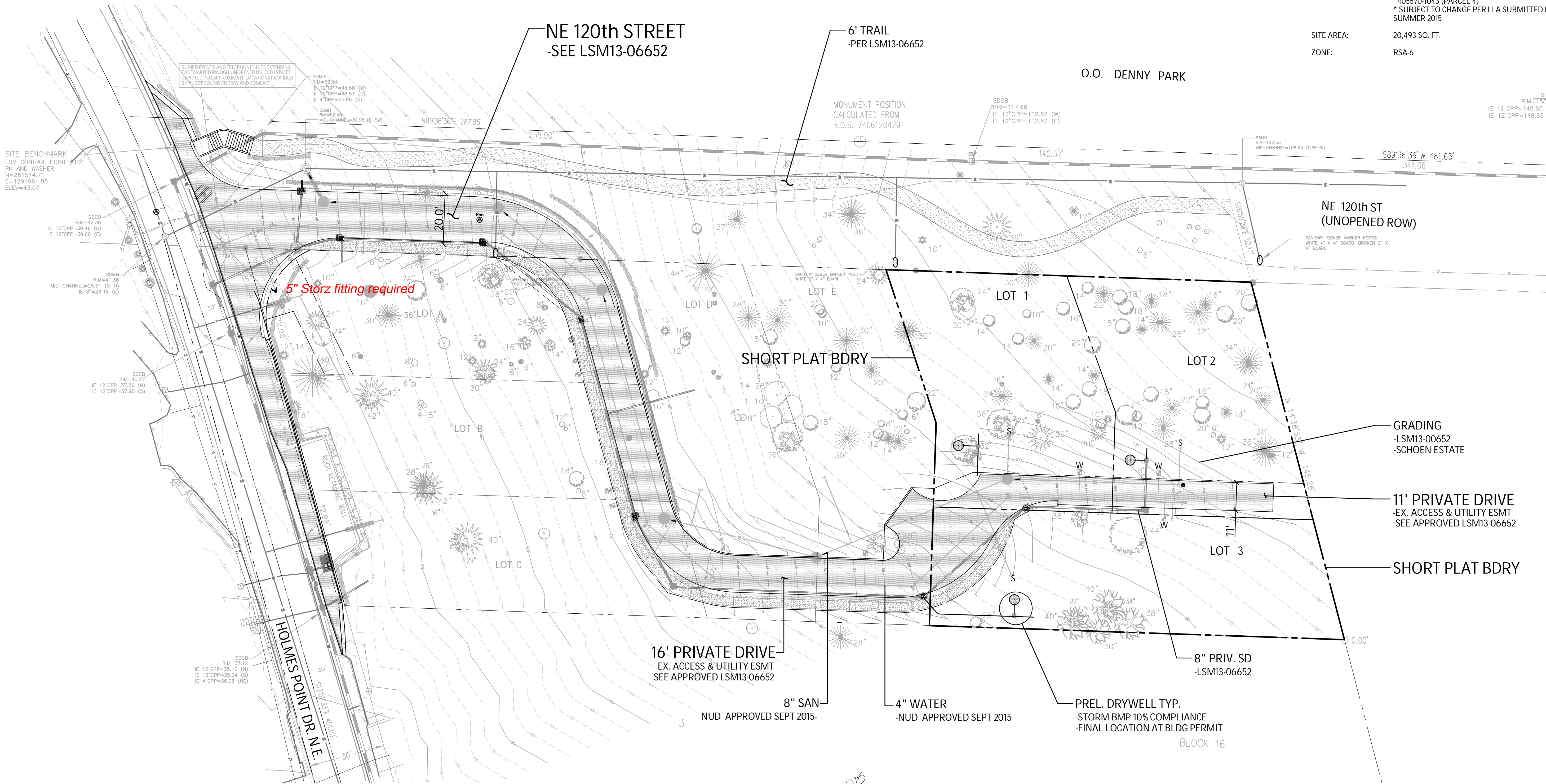
FLOW CONTROL:
PREVIOUSLY APPROVED DIRECT DISCHARGE EXEMPTION
REVIEWED AND APPROVED UNDER THE SHOENE ESTATES LSM
PERMIT (FOR TOTAL OF 8 LOTS) PER 1/4 MILE PROXIMITY TO LAKE
WASHINGTON AND ADEQUATE STORM CAPACITY IN HOLMES
POINT DRIVE TO LAKE WASHINGTON.

SLOPE ANALYSIS

SEE C5.0




SITE INFORMATION

APPLICANT:	NORTHWEST OPPORTUNITY FUND LLC
SITE ADDRESS:	10112 NE 110TH ST. KIRKLAND, WA 98034
PROPOSED LOTS:	3
ENGINEER:	CIVIL ENGINEERING SOLUTIONS DUFFY ELLIS, P.E. 2244 NW MARKET STREET, STUDIO B SEATTLE, WA 98107 206.930.0342
SURVEYOR:	MEAD, GILMAN & ASSOCIATES PO BOX 289 WOODINVILLE, WA 98072
TAX PARCEL #'S:	*405570-1042 (PARCEL 3) *405570-1043 (PARCEL 4) *SUBJECT TO CHANGE PER LLA SUBMITTED LATE SUMMER 2015
SITE AREA:	20,493 SQ. FT.
ZONE:	RSA-6

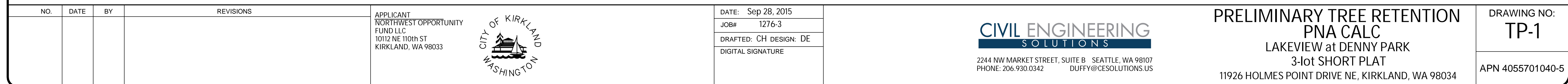


NO.	DATE	BY	REVISIONS	APPLICANT NORTHWEST OPPORTUNITY FUND LLC 10112 NE 110th ST KIRKLAND, WA 98033	CITY OF KIRKLAND WASHINGTON	THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2015 CITY OF KIRKLAND STANDARD SPECIFICATIONS AND DETAILS.	DATE: Sep 28, 2015 JOB#: 1276-3 DRAFTED: GH DESIGN: DE DIGITAL SIGNATURE	CIVIL ENGINEERING SOLUTIONS 2244 NW MARKET STREET, SUITE B SEATTLE, WA 98107 PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US	PRELIMINARY ENGINEERING LAKEVIEW at DENNY PARK 3-lot SHORT PLAT 11926 HOLMES POINT DRIVE NE, KIRKLAND, WA 98034	DRAWING NO: C3.0 APN 4055701040-5
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						JOB# 1276-3					
						DRAFTED: GH DESIGN: DE					
							DIGITAL SIGNATURE				APN 4055701040-5

PRELIMINARY TREE RETENTION PLAN



TREE INVENTORY FROM ARBORIST

Tree Summary Table										American Forest Management, Inc			
For: Hedeem Property										Date: 9/4/2014 Inspector: Layton			
Tree/Tag	Species	Native/ Planted	Volume	DBH	Height	Tree Credit	Drip-Line/Limits of Disturbance (feet)				Condition	Viability	Comments
							N	S	E	W			
163	Douglas-fir	N		32	110	na	x	x	x	x	poor	non	heavy lean, unnatural, butt rot
164	Douglas-fir	N		25	78	na	14	14	10	12	f-p	borderline	split trunk, high risk
165	Douglas-fir	N		28	110	10	10	14	12	16	fair	variable	appears sound
166	Douglas-fir	N		16	42	na	x	x	x	x	poor	non	decay column, broken top, ivy
167	Douglas-fir	N		21	98	6.5	10	8	6	12	fair	variable	appears sound, ivy
168	Douglas-fir	N		12	40	na	x	x	x	x	poor	non	decay column, broken, ivy
169	big leaf maple	N		14	63	3	8	22	8	22	fair	variable	typical
170	big leaf maple	N		15	61	3.5	14/10	14/10	18/na	10/10	fair	variable	major ivy
171	Douglas-fir	N		20	90	na	14	4	0	18	fair-poor	borderline	heavy lean rw, broken top
172	Douglas-fir	N		22	86	7	12	12	10	14	fair	variable	old broken top, decayed top, mod risk
173	Douglas-fir	N		24	88	8	6	16	10	14	fair	variable	crook
174	Canadian hemlock	P	10,13	46	3.5	12/8	14/8	12/na	12/6	14	fair	variable	some defects, good vigor
175	big leaf maple 3	N	20,17,19	86	na	18	16	16	16	22	fair-poor	borderline	dying tops, xylella inf, ustulina
176	white spruce	P	7	58	1	10	8	6	10	10	fair	variable	suppressed
177	Douglas-fir	N	31	104	11.5	10	22	18	18	18	fair	variable	old camb rupture
178	ponderosa pine	P	14	58	3	6	12	10	8	8	fair	variable	poor trunk taper
179	Douglas-fir	N	19	92	5.5	10/10	12/10	na	12/6	10	good	variable	no concerns
180	Douglas-fir	N	21	98	6.5	14/12	10/12	na	12/8	10	good	variable	no concerns
181	Douglas-fir	N	19	95	5.5	8/10	12/12	na	11/8	10	good	variable	no concerns
182	giant sequoia	P	51	113	21.5	12/16	14/18	na	10/16	10	good	variable	roots lifting pavement
183	white spruce	P	15	58	3.5	6/10	12/12	12/na	12/12	12	fair	variable	typical
184	Canadian hemlock	P	11	57	1.5	8	8	6	6	8	fair	variable	typical
185	Canadian hemlock	P	13	53	2.5	10	8	6	10	10	fair	variable	typical
186	Douglas-fir	N	9	54	1	8	6	12	8	10	fair-good	variable	young
187	Douglas-fir	N	20	75	6	8	14	12	10	10	good	variable	no concerns
188	Norway spruce	P	16	68	4	8	12	10	6	10	fair-good	variable	typical, bad location
189	Norway spruce	P	15	74	3.5	8	12	8	6	10	fair-good	variable	typical
190	western red cedar 2	N	22,17	74	11.5	14/12	10/12	12/12	12/12	na	fair-good	variable	no concerns
191	white spruce	P	7	41	1	0/6	10/8	6/8	na	na	fair	variable	suppressed
192	Douglas-fir	N	33	117	12.5	20/16	20/16	20/14	na	na	good	variable	full crown, good color
193	Douglas-fir	N	36,30	96	25	22/18	14/na	20/14	na	na	fair-good	variable	good color

Parcel Trees - Drip-Line and Limits of Disturbance measurements from face of trunk

[illegible]

Drip-Line and Limits of Disturbance measurements from face of trunk
Trees on neighboring properties - Drip-line and Limits of Disturbance measurements from property lines

CIVIL ENGINEERING
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